



Haul Y Bryn School Road

Bryncethin, Bridgend CF32 9TW

£1,200 Per Calendar Month

HARRIS & BIRT



A beautifully presented three bedroom detached bungalow with garage and front, side and rear gardens. The property has been freshly painted throughout, with wooden flooring, gas central heating and double glazing. Modern kitchen and bathroom, utility room. EPC rating D. Council tax band E. The property is offered on an unfurnished basis and the monthly rental is £1,200 pcm. Deposit of £1,300. This property is offered for rent with a Reposit low cost deposit option available - pay just £276.92 instead of £1300! Ask us how!

Bryncethin is a small village in the Borough of Bridgend, South Wales, located just north of Junction 36 of the M4 Motorway and approximately 3 miles north of Bridgend. The property is within perfect commuting distance to Bridgend, Cardiff and the M4 corridor, whilst also being within close proximity to all local amenities including schools, shops and supermarkets.

Accommodation

Hallway

Entered via internal UPVC double glazed door from the front of the property. Wood effect laminate flooring. Skimmed walls and ceilings. Radiator. Fuse Box housed to cupboard above front door. Thermostat. Access to all rooms.

Kitchen 13'11 x 12'10 (4.24m x 3.91m)

A particularly light large kitchen with UPVC double glazed window overlooking the side elevation. Partially glazed doorway leading to utility room. The kitchen is fitted with an extensive range of matching wall and base units with wood effect finish and laminate work surfaces. Integral electric oven and gas hob, overhead extractor hood with charcoal filter. Space for under-counter dishwasher and under-counter fridge/freezer. Wall mounted mains gas fired boiler which heats the central heating system and domestic hot water supply housed to corner cupboard. Tiled floor. Pendant spotlight. Radiator.

Utility Room 11'6 x 6'5 (3.51m x 1.96m)

UPVC double glazed window to the rear of the property. Good sized utility room with storage cupboards. Room for under-counter washing machine and condenser tumble dryer. Space for large free standing fridge/ freezer.

Living Room 13'5 x 13'1 (4.09m x 3.99m)

UPVC double glazed window to the front of the property with fitted roller blinds and curtain rail. Wood effect laminate flooring. Skimmed walls and ceilings. Pendant lighting. Radiator. Feature fire place with electric stove effect fire.

Bedroom One 11'3 x 12'2 (3.43m x 3.71m)

UPVC double glazed window to the front of the property with fitted roller blinds and curtain rail. Wood effect laminate flooring. Skimmed walls and ceilings. Pendant lighting. Radiator.

Bedroom Two 11'3 x 9 (3.43m x 2.74m)

UPVC double glazed window to the side of the property with fitted roller blinds and curtain rail. Wood effect laminate flooring. Skimmed walls and ceilings. Pendant lighting. Radiator.

Bedroom Three 11'3 x 11'1 (3.43m x 3.38m)

UPVC double glazed window to the rear of the property with fitted roller blinds and curtain rail. Wood effect laminate flooring. Skimmed walls and ceilings. Pendant lighting. Radiator.

Bathroom 6'3 x 7'10 (1.91m x 2.39m)

UPVC double glazed window to the rear of the property with opaque glass. Fitted roller blind. Luxury modern suite in white comprising pedestal wash hand basin, low level WC and steel bath fitted with chrome shower mixer. Tiled flooring. All walls partially skimmed and tiled. Extractor. Chrome radiator/ towel rail.

Outside

Gated triple length driveway leads to integral double length garage. Garage benefits from Up and over door, electric hook up, two work benches and shelving unit.

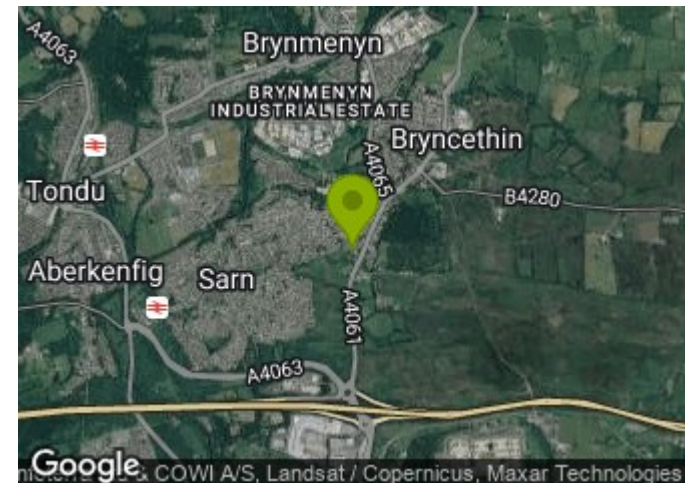
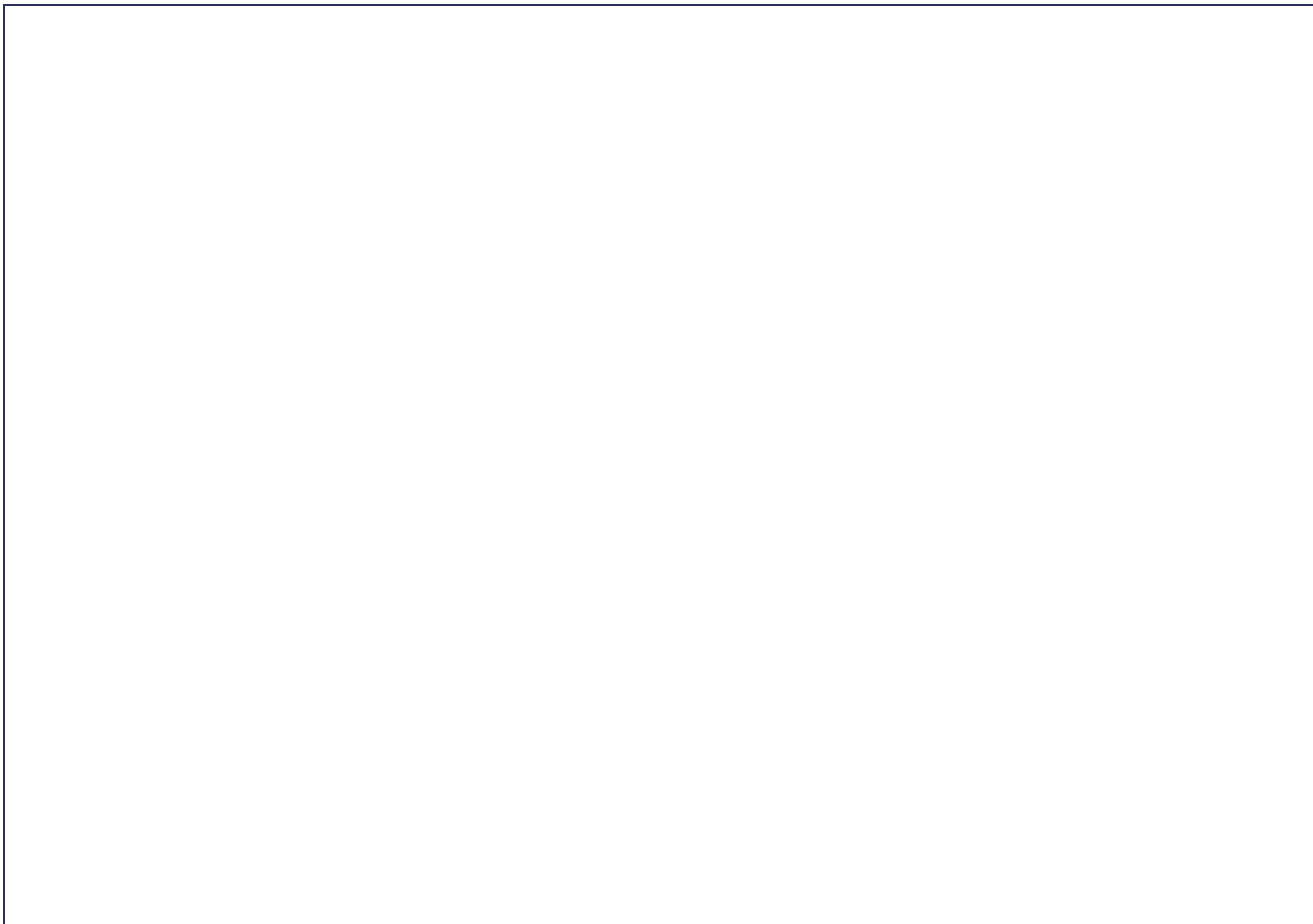
Attractive lawned and planted front garden. Very pretty good sized rear garden which is pleasantly private with good brick walled boundary with easy to maintain trees. Paved terrace which runs right across the back of the house provides an attractive sitting area. Garden benefits from outside tap and security lighting.

Services

Mains water, gas, electricity and drainage. Central heating by mains gas. Double glazed throughout.







HARRIS & BIRT

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
		63
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

